

# Regular Town Council Meeting

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,  
20 Bridge Street, Bluffton, SC

October 08, 2024

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## I. CALL TO ORDER

Mayor Toomer called the meeting to order at 5:02 PM.

## II. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Larry Toomer.

## III. INVOCATION

The Invocation was given by Councilmember Bridgette Frazier.

## IV. ADOPTION OF THE MINUTES

### 1. Regular Meeting Minutes of 09/10/2024

A motion was made by Councilmember Hamilton and seconded by Councilmember Burden to approve the Regular Meeting Minutes of 09/10/2024 as submitted.

## V. PRESENTATIONS, CELEBRATIONS, AND RECOGNITIONS

### 1. National Medicine Abuse Awareness Month - Mayor Larry Toomer

Mayor Toomer, on behalf of Town Council, presented this proclamation to Sophia Blackwell and Juliette Blackwell, representatives of the Lowcountry Alliance of Healthy Youth.

## VI. PUBLIC COMMENT

Ginger Marshall 2727 Depot Rd, Beaufort - Ms. Marshall discussed the 3rd Annual Beaufort County First Responder Annual Food Drive. She spoke of the success experienced in past food drives and the need for the community to assist local agencies by keeping the shelves stocked with food thought the new year.

Sharon Brown 163 Buck Island Rd - Ms. Brown discussed the expense to purchase the Flock Camera System. She expressed her concerns regarding how the system may be utilized, unfair treatment to citizens and misuse of the system.

Sable Brown 163 Buck Island Rd - Ms. Brown expressed concerns over the Flock Camera System. She stated her opposition to the installation of the cameras and invasion of privacy.

## VII. COMMUNICATIONS FROM MAYOR AND COUNCIL

Councilmember Burden - Ms. Burden has expressed her gratitude to everyone who had assisted with Hurricane Helene.

Councilmember Hamilton - Mr. Hamilton also thanked everyone involved in the efforts with Hurricane Helene for their time and energy. He encouraged staff and community members to be patient when experiencing outages in the community.

Councilmember Frazier - Ms. Frazier also reiterated the sentiments of council and commends staff with boots on the ground during the Hurricane Helene. She requested any lack of communication

issues be reported to the council. She acknowledged October as being Breast Cancer Awareness month, advising St. Joseph Chandler offers free screening and breast care services.

### **VIII. WORKSHOP AGENDA ITEMS**

1. Consideration and Direction of Amendments to the Town of Bluffton Code of Ordinances.

Kevin Icard, Director of Growth Management

A. SOLOCO Stormwater Design Manual

B. Chapter 6 Businesses and Business Regulations

i. Article III – Soliciting and Mobile Vending

ii. Article V – Short-Term Rental Units

Town Council directed staff to take next steps on the SOLOCO Design Manual which includes presenting it to the Town's Watershed Action Plan Advisory Committee (WAPAC) later this month also to the Town's Planning Commission for comments. It is anticipated Town Council will vote to accept the SOLOCO Design Manual by resolution in the new future.

Town Council is also expected to vote on the amendments to Town ordinances regarding mobile vending and short-term rentals in the next month.

2. Proposed Amendments to the Town of Bluffton Code of Ordinances to include Regulations Addressing Abandoned and Moored Boats in the Town's Waterways. Heather Colin, Assistant Town Manager

Town Council directed staff to continue working with county and state representatives on proposed ordinances to properly coincide with ordinances of both the county and town.

### **IX. PUBLIC HEARING & FINAL READING**

1. Amendments to the Town of Bluffton's Municipal Code of Ordinances, Chapter 23, Unified Development Ordinance (UDO), Article 4 - Zoning Districts and Article 5 – Design Standards to Establish a Planned Unit Development District for Bluffton Village and Related Standards, and to Add Appendix A to Include the Master Plan, Building and Sign Standards from the Soon-to-Expire Bluffton Village Development Agreement. Public Hearing and Final Reading - Kevin Icard, Director of Growth Management

A motion made by Councilmember Burden; Seconded by Mayor Pro-Tempore Wood to approve the amendments to the Town of Bluffton Code of Ordinances Chapter 23 – Unified Development Ordinance, Article 4 (Zoning Districts) and Article 5 (Design Standards) to establish a Planned Unit Development District for Bluffton Village and Related Standards, and to add Appendix A to include the Master Plan, Building and Sign Standards from the soon-to-expire Bluffton Village Development Agreement.

Town Council unanimously approved these amendments, effective October 18, 2024.

### **X. FORMAL AGENDA ITEMS**

1. Consideration of an Ordinance Authorizing a Lease Agreement with Bright Beginnings Academy, LLC to Provide a Childcare Facility within a Town Owned Property. First Reading - Chris Forster, Assistant Town Manager

A motion made by Councilmember Hamilton; Seconded by Councilmember Frazier to approve an ordinance authorizing the Town Manager to enter into a commercial lease agreement with

an owner-operator of a curriculum-based childcare facility at a reduced rental rate so long as the commercial lease agreement does not materially differ from what was presented herein.

Town Council unanimously approved this ordinance.

2. Consideration of an Ordinance Amending the Town of Bluffton Fiscal Year 2025 Budget to Provide for the Expenditures of Certain Funds; and to Allocate Sources of Revenue for the Said Funds to Carryover Unspent Expenditures and Encumbrances from the FY2024 Budget to the FY2025 Budget. Second and Final Reading - Natalie Majorkiewicz, Director of Finance

A motion made by Mayor Pro-Tempore Wood; Seconded by Councilmember Hamilton to approve the Second and Final Reading of an Ordinance Amending the Town of Bluffton Fiscal Year 2025 Budget to provide for the expenditures of certain funds; commit additional funds to the Capital Asset Reserve Fund; and to allocate sources of revenue for the said funds to carryover unspent expenditures and encumbrances from the FY2024 Budget to the FY2025 Budget.

Town Council unanimously approved this second and final reading.

#### **XI. CONSENT AGENDA ITEMS**

1. Monthly Department Reports: Police, Finance and Administration, Human Resources, Municipal Court, Projects & Watershed Resilience, Public Services, Don Ryan Center for Innovation, and Growth Management

A motion made by Mayor Pro-Tempore Wood; Seconded by Councilmember Hamilton to approve the Consent Agenda, after the Police Monthly Report was removed from Consent Agenda packet. No vote was taken.

Town Council unanimously approved the Consent Agenda.

Discussions were held with Chief Joe Babkiewicz regarding the Flock Camera System.

A motion made by Mayor Pro-Tempore Wood; Seconded by Councilmember Burden was to approve the Police Department Monthly Report as submitted.

Town Council unanimously approved the Police Department Monthly Report.

2. Town Manager Monthly Report
3. Consideration of a Resolution Authorizing Acceptance of Easement Donations from Property Owners Necessary to Complete the Pathway Pedestrian Safety Improvements Project. Constance Clarkson, Project Manager
4. Breast Cancer Awareness Month Proclamation - Mayor Larry Toomer
5. Cyber Security Awareness Month Proclamation - Mayor Larry Toomer
6. Community Planning Month Proclamation - Mayor Larry Toomer

#### **XII. EXECUTIVE SESSION**

#### **XIII. ACTION FROM EXECUTIVE SESSION**

#### **XVI. ADJOURNMENT**

A motion made by Councilmember Frazier; Seconded by Councilmember Burden to adjourn the meeting at 6:48 PM.

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Marcia Hunter, Town Clerk  
Town of Bluffton, SC

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Larry C. Toomer, Mayor  
Town of Bluffton, SC